

FOR SALE



Manor Road, Bournemouth
Offers Over £300,000


MARTIN & CO



Manor Road, Bournemouth

2 Bedrooms, 2 Bathroom

Offers Over £300,000

- SHARE OF FREEHOLD
- GATED DEVELOPMENT
- DOUBLE BEDROOMS
- LARGE PATIO GARDEN
- ENSUITE TO MASTER BEDROOM
- SECURE UNDERGROUND PARKING

About This Property The property comprises two-double bedrooms, an en-suite to the master, a family bathroom, spacious lounge, 32 ft patio garden, storage and a separate kitchen leading to an east-facing balcony.

The property is well-presented throughout and benefits from having an allocated underground parking space with lift access to all floors.

The apartment is offered with a share of the freehold, vacant possession and no forward chain. Other benefits include; secure phone entry system, gas central heating, double glazing.

Viewing is highly recommended to appreciate the size of the property and garden.

Manor Road, East Cliff is an extremely popular part of Bournemouth which is located to the south east neighbouring both Bournemouth Town Centre and Southbourne.



Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Agent's Notes:
Tenure: Share of Freehold
Underlying Lease: 999 years from 25 March 1989
Remaining 964 Years

Ground Rent: NIL
Service Charge: Approx. £1,606.54 payable twice yearly (March & Sept.) includes water & sewerage, buildings insurance, lift maintenance, gardening, cleaning, management fees.

Management Company - Owens & Porter

Council Tax: Band F

Holiday lets: Not Permitted

Pets: Not Permitted

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.



1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

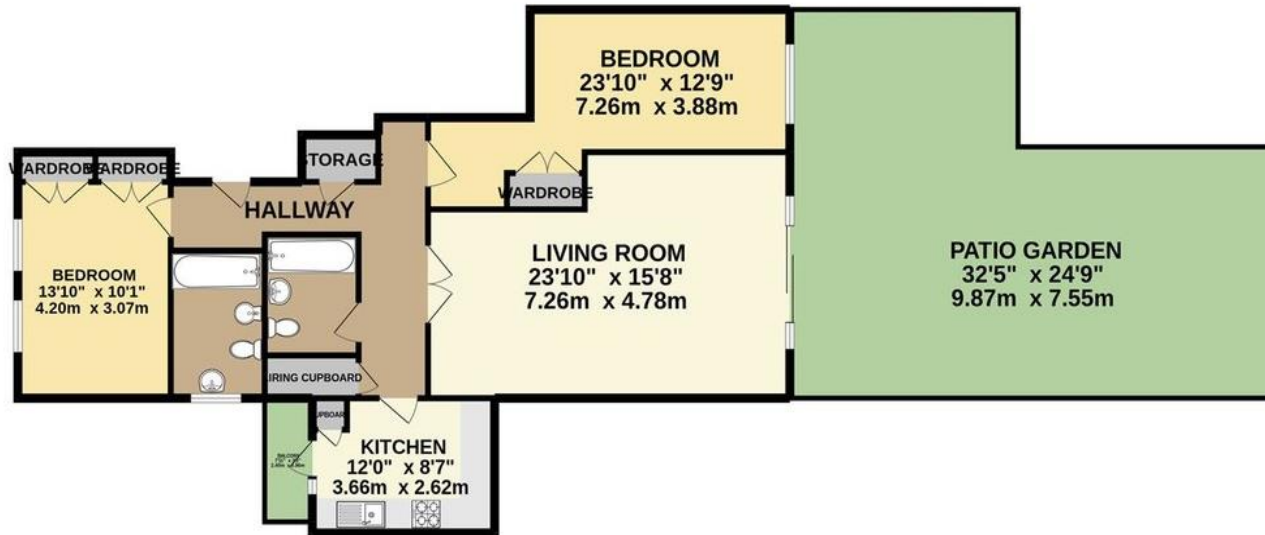
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Martin & Co Bournemouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



